



February 20, 2004

Subject: The Land Development Ordinance Committee

The Land Development Ordinance Committee met Thursday, February 19, from 5:15 to 7:00 p.m. in the Council Chamber at City Hall to discuss rewriting Salisbury's ordinance code. In attendance were Jake Alexander, Karen Alexander, William Burgin, Graham Carlton, Phil Conrad, Steve Fisher, Ronald Fleming, Mark Lewis, Rodney Queen, John Safrit, Jeff Smith, Victor Wallace, Dee Dee Wright, Diane Young, Craig Lewis (The Lawrence Group), George Busby

Staff Present – Matt Bernhardt, Janet Gapen, Dan Mikkelson, Diana Moghrabi, Joe Morris, David Phillips, Harold Poole, Lynn Raker, Patrick Ritchie, John Vest, Steve Weatherford

The time of this meeting was adjusted due to the City of Salisbury's full day conference. The group will try to adhere to the 1st and 3rd Thursday schedule from 4:30 until 6:00 in the Council Chamber at 217 S. Main St. Bill Burgin will assume the lead position as chair of the committee with Mark Lewis as co-chair of the committee.

Craig Lewis led the discussion on the annotated outline that was sent to all members and available on the City of Salisbury's web site at the address below:
http://www.salisburync.gov/lm&d/pdf/annotated_outline_draft.pdf - Updates of the outline will be available online as the work progresses. Mr. Lewis reminds the committee that the goal is to make the ordinance clear and easy. Italicize introductions to new items; items that are reorganized or an improvement. Regulations will be tighter to speed the process. He recommends beginning in a reverse order with the administrative section of the outline first, then design standards (sections 5-12 – site plans & subdivisions), with districts as the last section completed. Comments and questions addressed or emailed to Craig Lewis (craig.lewis@thelawrencegroup.com) are welcome, and please note that questions will be public. Mr. Lewis requested that members receive a zoning map for the next meeting.

The floor was opened for general concerns. Some requests for future discussion include:

- Multi-family considerations – Developers are looking for pre-zoned land
- Single family conservation - More mixed use
- Historic District – consider reinventing a use, a new use
- High Standards could push development to the county
- Zoning non-profits (YMCA, churches, etc.)



- Institutional campus – compatibility of homes used for office space, particularly in the West Historic District
- Mobile Homes/Manufactured homes – Standards are defined (roof pitch, underpinning, etc.) The county has higher standards than Salisbury.
- Encouragement of cottage industry
- Examination of non-compatible use

The next committee meeting will be March 4, 2004 at 4:30 p.m. in the City Council Chamber at City Hall.